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Yes, COCs should be registered with the State of MD and with each of their counties. This is long overdue!

Over 50 years these organizations were created with no organizational system for registration, communication, coordination, support, providing knowledge and advice or anything else. Yet, COCs survived and managed their way *and without being told what to do with their funding and operations.* **We do not need the State to be stepping in now to tell us how to run our budgets and reserves!!** *As the state and counties are working towards operationalizing a statewide system, steps should be taken logically and with sufficient COC dialogue.*

As a 40+ year resident of my HOA, and having served on the board twice (including President) now totaling almost ten years, I am amazed at the number of bills now being filed about COC operation. *My concern is that it is too much, too fast without sufficient time for more COCs to become informed and process what is being proposed in each of the bills.* This 'movement' seemed to start during COVID when many COCs were not meeting regularly—and in some cases not at all.

SB866/HB306 finally sets the stage for a way to communicate with the over 7000 COCs in the State. It provides a way for them to have support from the state and their county—assuming their county establishes a commission. Given that it has been 50 years and this statewide effort has not been done before, it will come as a surprise to many, and perhaps a challenge to effectively operationalize. *More time should be allotted to set the groundwork with the state and each county and the COCs within them. KCTHA2 would suggest not implementing this bill until all counties have been informed, have communicated with their COCs and provided input.*

In speaking with Baltimore County bill writers, who I am working with to move ahead with last year's HB280, they have no idea there were "local commission" bills being proposed. Delegate Holmes mentioned in his testimony last week in the ENT hearing, that Baltimore County was very interested in a local commission. *The question is, "who" is interested—and who knows about this in Baltimore County?* **Are they testifying in favor?**

Which COCs in Baltimore County (and other counties) know about this bill and do they understand how it will affect their operation? Will it help them? Should there be more dialogue with them so that they understand the full impact of this bill? KCTHA2 and the other boards within our Master Association are just finding out about this bill. We will discuss it at our board/community meeting this Thursday evening.

One concern KCTHA2 has is the fee payments. It needs to be clear that paying a fee once or for an amendment is all that it will cost both with the state and the county unless a dispute is filed. Our owners are mostly first-time homebuyers and retirees and cannot afford to pay additional assessments. A significant number cannot afford to pay their quarterly fees!

A second concern is that there never be required board training for COCs. It should be made available to those interested in taking training—either by the state and or county and be free of charge. But no board in Maryland is mandated to be trained and certified. **COCs will never get volunteers to serve if it is required.**

What the state should mandate is that unit/homeowners take a course and pass it before settling on their property. Because, it is the owner who must understand what they are buying into! Without educated owners, COCs will eventually fall apart. If owners understood their rights, responsibilities, and COC operations, there would not be as much constraint with boards.

